

City of Loma Linda Official Report

Floyd Petersen, Mayor
Karen Hansberger, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: July 22, 2003
TO: City Council
VIA: Dennis R. Holloway, City Manager *DW*
FROM: Deborah Woldruff, AICP, Community Development Director *W*

SUBJECT: AMENDMENT TO TENTATIVE TRACT MAP NO.16341– A request by Mission Development LLC, to amend the previously approved 198 (SFR) single family residential subdivision on a 40 acres site located on the south side of Mission Road between California Street and the Southern California Edison Easement. The proposed amendment to the tract provides a street connection through the Southern California Edison Easement to the proposed Tentative Tract Map 16323 located on the west of the project site and the easement.

RECOMMENDATION

The Planning Commission and staff recommend that the City Council approve the amendment to Tentative Tract Map No. 16341 based on findings (Attachment 1 and subject to the revised Conditions of Approval (Attachment 3)

BACKGROUND

On June 25, 2003, the Planning Commission reviewed and unanimously approved the request by Mission Development LLC, for amending Tentative Tract Map No. 16341. Applicant Glenn Elssmann spoke during the public hearing giving an overview of the request. The June 25th Planning Commission Staff Report has been provided for your information (see Attachment 2)

ANALYSIS

Summary of Request

The request to amend the approved Tract Map can be broken down as follows (see Attached Maps):

1. Street L- This street ends at Street G on the approved tract map with an Emergency Access route shown connecting to the west across the Edison

easement. The proposed change eliminates the Emergency access and continues Street L to the proposed Tentative Tract Map No. 16323 located west of the subject site. (Tentative Tract Map No. 16323 includes the Edison Easement area).

In addition, staff recommended the following changes:

Street J- On the approved map, this street is shown connecting to Street G. The proposed amendment involves making Street J into a cul de sac where it intersects with Street G.

Street K- Needs to be shown connecting to Street J.

Evaluation

The amendment is intended to provide circulation between the two tracts. Additionally, the change will enable both project sites to be developed with 28 feet (from curb face to curb face) on all streets. Please note that Tentative Tract Map No. 16323 is not a part of this project nor has it been approved. From a traffic circulation and Public Safety perspective, the proposed changes will help to accommodate better circulation over a larger area.

Please note that the findings from the Planning Commission approval of Tentative Tract Map No. 16341 from the November 6, 2002 meeting have been provided for your information (see Attachment 1).

Planning Commission Requirements

As part of their approval, the Planning Commission sought the extension of Common Lot F to connect to Public Park A for better linkage. Thus, creating a pocket park leading into the bigger park with the Emergency Access in the middle. The cul de sac has been designed at the end of Street J with the aforementioned sixteen (16') foot Emergency Access as discussed during the meeting. Additionally, as part of the Conditions of Approval, there is the requirement for proportionally placed signage indicating Emergency Access only. The width of Street J would remain at twenty eight (28') feet and narrow down to sixteen (16') at the emergency crossing. The applicant has agreed to install stamped concrete on both sides of the emergency crossing (refer to close up of subject area).

Environmental Evaluation

The project is within the scope of the approved Mitigated Negative Declaration that was adopted by the City Council for Tentative Tract Map No. 16341 on January 28, 2003. Therefore, no additional evaluation is necessary for compliance with the California Environmental Quality Act (CEQA). The proposed modifications will improve the overall circulation of the tract and are not anticipated to result in any negative impacts to the proposed development or surrounding properties.

Public Comments

There have been no comments received on the proposed amendments to Tentative Tract Map No. 16341.

Conclusion

The proposed amendments will provide circulation between two future residential neighborhoods. The Planning Commission has carefully reviewed the proposal and revised the Conditions of Approval to accommodate the changes. For the reasons stated, staff and the Planning Commission support the proposed amendment to Tentative Tract Map No. 16341.

Financial Impact

No financial impacts to the City are anticipated. The developers of Tentative Tract Maps No. 16341 and No. 16323 are responsible for all costs associated with constructing the new street connection between the two sites.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Raul Colunga', with a long horizontal stroke extending to the right.

Raul Colunga
Assistant Planner

ATTACHMENTS:

1. Findings from Approval of Tentative Tract Map No. 16341
2. June 25th Planning Commission staff report
3. Revised Conditions of Approval for Amendment to Tentative Tract Map No. 16341

**EXCERPT FROM NOVEMBER 6TH PLANNING COMMISSION
STAFF REPORT**

Tentative Tract Map Findings

1. *That the proposed map is consistent with the applicable general plan and zoning designations.*

The project includes a General Plan Amendment and Zone Change to "Mixed-Use" and "Planned Community" respectively. The text created for the General Plan Land Use designation of "Mixed Use" is consistent with the proposed project and would also be consistent with the "Planned Community" zoning district.

2. *The design or improvement of the proposed subdivision is consistent with the applicable general plan and zoning designations.*

The project complies with the proposed "Mixed Use" General Plan Land Use designation and was designed in accordance with the Municipal Code, Chapter 17.70 Planned Community District zone. Portions of the site have an abandoned dairy and citrus groves and the majority of the site is vacant. The development of this site with the appropriate residential uses shall enhance the quality of the surrounding neighborhood and the City.

3. *The site is physically suitable for the type of development proposed.*

The project shall not disrupt or divide the physical arrangement in the immediate vicinity. The project includes the removal of 9 acres of citrus groves and the demolition of an existing dairy operational structures. The use of the dairy and agricultural land is not economically viable and development of single-family residences will be compatible with the existing residential area to the west and enhance the area. The project shall not result in impacts to the established community.

4. *The site is physically suitable for the proposed density of development.*

The project is compatible with the surrounding residential uses to the west. The project density of 5.11 dwelling units per acre is less than the potential density of the existing General Plan Land Use designation of "Mobile Home Subdivision."

5. *The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.*

There is no natural vegetation other than the nine acres of citrus groves and no wildlife present on site. There is virtually no undisturbed area remaining on the site. Therefore, development of the site shall not cause any substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat. There is no riparian or wetland habitat on site. The San Timoteo Creek Channel is located south of the project area. This area south of the project site will not be disturbed.

6. *The design of the subdivision is not likely to cause serious public health problems.*

The design of the subdivision and the end use of the residential tract shall not cause any serious public health problems. The design is sensitive to the historical and cultural significance of the area and implements "Livable Community" concepts into the design. The Mitigated Negative Declaration does not identify any impacts that could cause serious public health problems.

7. *The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

Access to the site is provided from Mission Road and an extension of Van Leuven Street. The two entrances into the site allow full access without impeding the through traffic. Access for an emergency vehicle is adequate with a minimum 28-foot wide streets and 20 foot wide alleys. The design of the proposed subdivision does not conflict with any easements.

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JUNE 25, 2003

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT *Deborah W*

SUBJECT: AMENDMENT TO TENTATIVE TRACT MAP NO. 16341— A request by Mission Development LLC, to amend the previously approved 198 (SFR) single family residential subdivision on a 40 acres site located on the south side of Mission Road between California Street and the Southern California Edison Easement. The proposed amendment to the tract provides a street connection through the Southern California Edison Easement to the proposed Tentative Tract Map 16323 located on the west of the project site and the easement.

SUMMARY

The applicant is requesting an amendment to Tentative Tract Map No. 16341 which would provide a street connection through the Southern California Edison Easement to the proposed Tentative Tract Map No. 16323 located on the west of the project site and the easement.

RECOMMENDATION

Staff recommends that the Planning Commission approve the amendment to Tentative Tract Map No. 16341 and recommend that the City Council approve the amendment.

BACKGROUND AND EXISTING SETTING

Background

On November 6 and 20, 2002, the Planning Commission reviewed Tentative Tract Map No. 16341 and forwarded the project to the City Council with a recommendation for approval. On January 28, 2003, the City Council approved Tentative Tract Map No. 16341 (see Attachment A- approved map).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The project is within the scope of the approved Mitigated Negative Declaration that was adopted by the City Council for Tentative Tract Map No. 16341 on January 28, 2003.

Therefore, no additional evaluation is necessary in compliance with the California Environmental Quality Act (CEQA). The proposed modifications will improve the overall circulation of the tract and is not anticipated to result in any negative impacts to the proposed development or surrounding properties. In addition, the proposed modifications further implement the livable, walkable community concepts that are desired by the Loma Linda Community.

ANALYSIS

Project Description and Site Design

Plans have been submitted for your review. The map found in Attachment A is the approved tentative map. The second map (Attachment B) represents the proposed amendment to the approved Tentative Tract Map.

The proposed change include the following:

Street L- This street ends at Street G on the approved tract map with an Emergency Access route shown connecting to the west across the Edison easement. The proposed change eliminates the Emergency access and continues Street L to the proposed Tentative Tract Map No. 16323 located west of the Edison easement.

In addition, staff recommends the following changes:

Street J- On the approved map, this street is shown connecting to Street G. The proposed amendment involves making Street J into a cul de sac where it intersects with Street G.

Street K- Needs to be shown connecting to Street J.

The intent is to provide circulation between both tracts. Additionally, the change will enable both project sites to be developed with 28 feet from curb face to curb face on all streets. Please note that Tract Map No. 16323 is not a part of this project nor has it been approved.

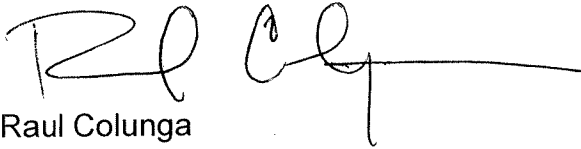
Findings And Analysis

CONCLUSION

From a circulation perspective, the proposed will help to accommodate better circulation over a larger area. Staff finds no negative impacts will result from the proposal. In fact, the proposed street enhancement will be a desirable component to the Loma Linda community because it further implements the livable, walkable community concepts. Staff supports the map amendment with the condition of approval that Street J be a cul

de sac, Street K connects to Street J and that Street L connect to the proposed Tract west of the Edison easement.

Respectfully Submitted,



Raul Colunga
Assistant Planner

ATTACHMENTS

- A. Existing, approved Tract Map No. 16341
- B. Amended Tract Map No. 16341 with proposed changes
- C. Amended Conditions of Approval for Tentative Tract Map No. 16341

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CITY OF LOMA LINDA
PLANNING COMMISSION

APPROVED DENIED
CONTINUED

TO: _____

AT THE MEETING OF:

June 25, 2003

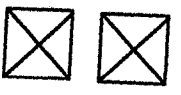
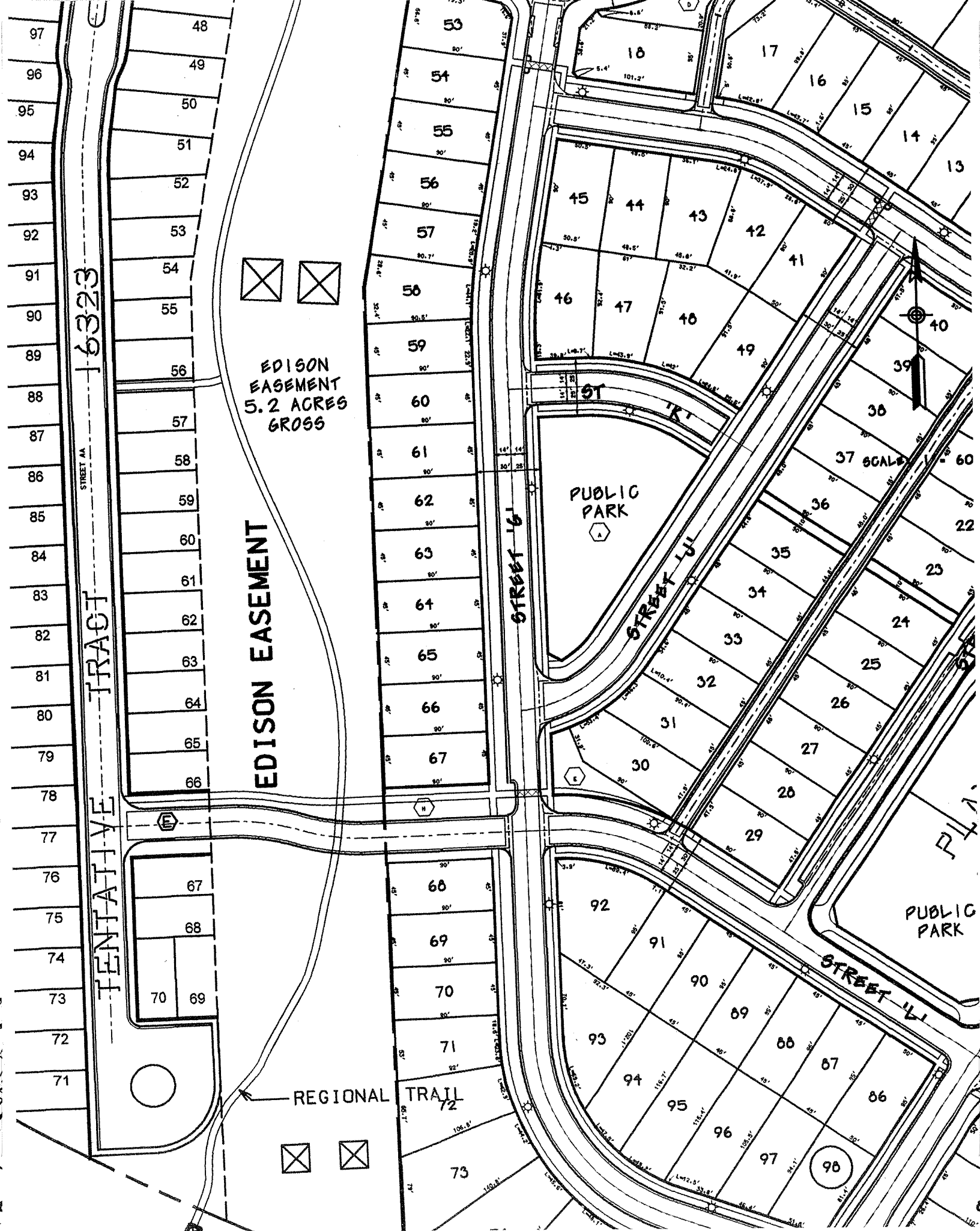
BY: J. Zarate

PLANNING COMMISSION SECRETARY

EMERGENCY
ACCESS

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EDISON
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EDISON EASEMENT

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PARK

REGIONAL TRAIL

ATTACHMENT C

CONDITIONS OF APPROVAL AMENDMENT TO TENTATIVE TRACT MAP NO. 16341

COMMUNITY DEVELOPMENT DEPARTMENT

- 1.1 Street "J" as it connects to Street "G", shall be revised to make it into a cul de sac so as to not impact the intersection of Street "G" and Street "L".
- 1.2 Street "K" shall be revised to show connection to Street "J"
- 1.3 Street "L" shall connect to the proposed Tentative Tract Map No. 16323 to the west of the Edison easement.
- 1.4 Within two years of this approval, the Tentative Tract Map shall be exercised or the permit/approval shall become null and void. The subdivision shall be granted an extension of time for up to the ten (10) year term of the Development Agreement.
- 1.5 In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, its officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City of any costs and attorneys' fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
- 1.6 The proposed subdivision shall conform to all applicable provisions of Title 16 and Title 17 of the Loma Linda Municipal Code.
- 1.7 All items specified in the Tentative Tract Map No. 16341 approval shall be made conditions of this amendment.
- 1.8 As part of the Precise Plan of Design process, the applicant shall submit proposed street names to the Community Development Department for review by the Historical Commission and the approval of the City Council pursuant to the City of Loma Linda Park and Facilities Names Policy/Procedure.

PUBLIC WORKS DEPARTMENT

- 2.1 Corner cutoffs at all right-of-way lines in accordance with the City standards.
- 2.2 Submit a thorough evaluation of the structural road section, from a qualified soil engineer, to the Public Works Department. Include a recommended street

structural section, designed for a service life of 20 years as outlined in Section 600 of the Caltrans Highway Design Manual. The minimum section is 3-1/2" A.C./6" C.A.B. for local streets and 4" A.C./6" C.A.B. for collector streets. The Public Works Department will provide the traffic index.

- 2.3 Install street name signs and traffic control signs with locations and types approved by the Public Works Department.
- 2.4 Stripe and sign for bike lanes on roadways designated by the City for bike lanes.

ATTACHMENT 3

CONDITIONS OF APPROVAL AMENDMENT TO TENTATIVE TRACT MAP NO. 16341

COMMUNITY DEVELOPMENT DEPARTMENT

- 1.1 Street "J" as it connects to Street "G", shall be modified proportionally to make it into a small cul de sac on the park side of the street. Signage shall be installed indicating emergency access only off of Street G. Letter lot "F" on the south end of the street (next to Lot 30) shall continue as a parkway thru to the public park (Letter lot "A"). Both sides of the emergency crossing are required to have stamped concrete as the required hardscape material.
- 1.2 Street "K" shall be revised to show connection to Street "J"
- 1.3 Street "L" shall connect to the proposed Tentative Tract Map No. 16323 to the west of the Edison easement.
- 1.4 Within two years of this approval, the Tentative Tract Map shall be exercised or the permit/approval shall become null and void. The subdivision shall be granted an extension of time for up to the ten (10) year term of the Development Agreement.
- 1.5 In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, its officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City of any costs and attorneys' fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
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